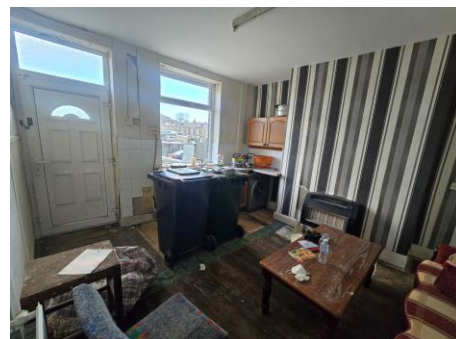
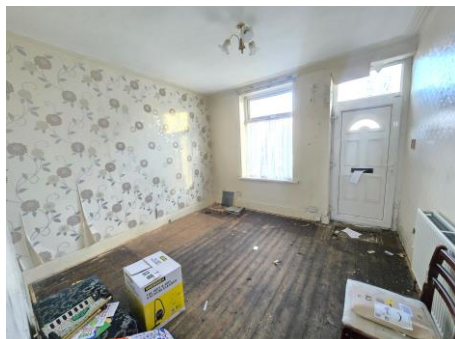
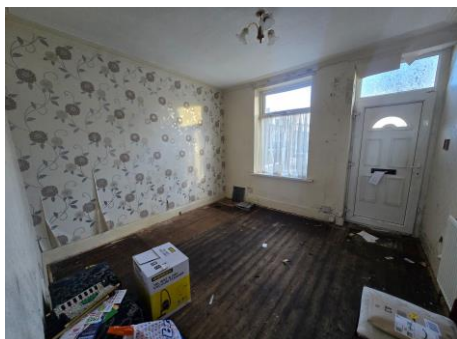




Bonn Road, Bradford, BD9

****For Sale by Modern Method of Auction**** 2 Bonn Road, Heaton, Bradford BD9**

4-Bedroom Through Terrace – Full Refurbishment Project – Fantastic Investment Opportunity

Your Choice Estate Agents are delighted to offer this substantial four-bedroom through-terrace property located in the highly sought-after residential area of Heaton, BD9. This property presents an exceptional opportunity for investors, developers, and buyers seeking a full renovation project.

Offered for sale by Modern Method of Auction, the property is sold as seen, and all prospective buyers are advised to undertake their own due diligence prior to bidding. Set in a popular location close to local schools, transport links, and amenities, The property is arranged over three floors,. This is an ideal project

Guide Price
£110,000

Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA
Tel: 01274 493333 Email: info@ycea.co.uk
Website: www.yourchoiceonline.co.uk



For Sale by Modern Method of Auction

2 Bonn Road, Heaton, Bradford BD9

4-Bedroom Through Terrace – Full Refurbishment Project – Fantastic Investment Opportunity

Your Choice Estate Agents are delighted to offer this substantial four-bedroom through-terrace property located in the highly sought-after residential area of Heaton, BD9. This property presents an exceptional opportunity for investors, developers, and buyers seeking a full renovation project.

Offered for sale by Modern Method of Auction, the property is sold as seen, and all prospective buyers are advised to undertake their own due diligence prior to bidding.

Property Overview

Set in a popular location close to local schools, transport links, and amenities, this sizeable stone-built terrace offers excellent scope to modernise and add value. The property is arranged over three floors, offering spacious accommodation throughout and huge potential for reconfiguration or enhancement (subject to necessary consents). This is an ideal project for buyers looking to complete a full refurbishment programme, whether to flip, refurbish-to-rent, or create a family home in a strong Bradford location.

Accommodation Summary

Ground Floor

Entrance hallway

Spacious lounge

Separate dining room / second reception

Kitchen area to rear (requires full renovation)

First Floor

Two generous double bedrooms

Family bathroom (requires complete updating)

Second Floor / Attic Level

Two further double bedrooms

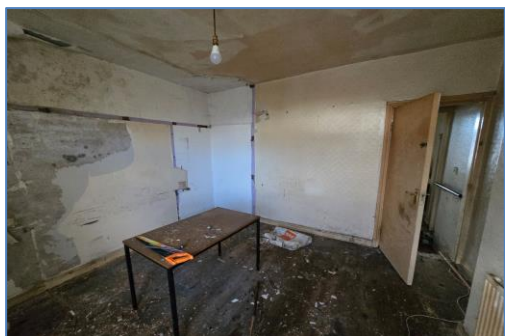
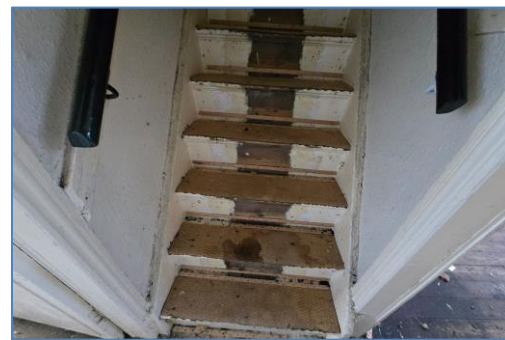
Ideal for creating an additional master suite or office space (subject to layout changes)

Basement

Useful cellar storage rooms

Potential for utility or workshop (subject to works)

External



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Enclosed rear garden
On-street parking to front
Located in a well-established neighbourhood with good rental demand

Condition

This property is in need of a comprehensive refurbishment programme, including (but not limited to):

Full redecoration

Kitchen and bathroom replacement

Flooring

Heating/electrical upgrades

General cosmetic and structural improvements

Due to the nature of the sale, the property is offered strictly as seen.

We strongly encourage all interested parties to arrange a viewing and conduct their own fact-finding, surveys, and inspections before committing to bid.

Auction Details

For Sale by Modern Method of Auction

Buyers must register and verify their identity prior to bidding

Reservation fee applies in addition to purchase price

Full terms and conditions available from the auction platform or from

Your Choice Estate Agents

Guide Price

Starting Bid: £110,000

(Subject to undisclosed reserve)

EPC rating ; TBC

Viewings

Strictly by appointment only through

Your Choice Estate Agents

Please call 01274 493333. or email us on info@ycea.co.uk

Legal Pack

All legal documents and auction information will be available to download via the auction platform. Interested buyers are advised to have their legal representative review the pack before bidding.

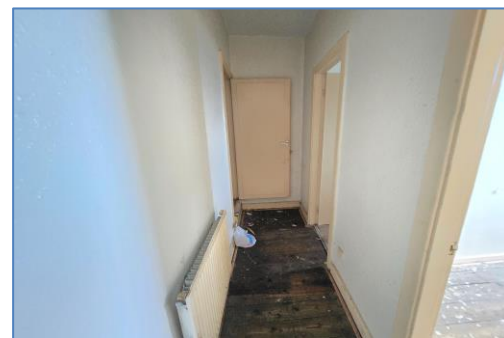
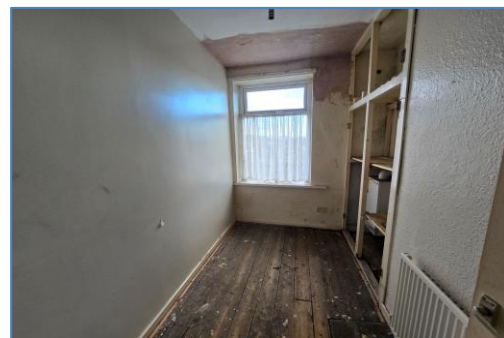
Location – Heaton, BD9

A popular and established residential area offering:

Excellent transport links to Bradford city centre

Walking distance to schools, shops, mosques, and parks

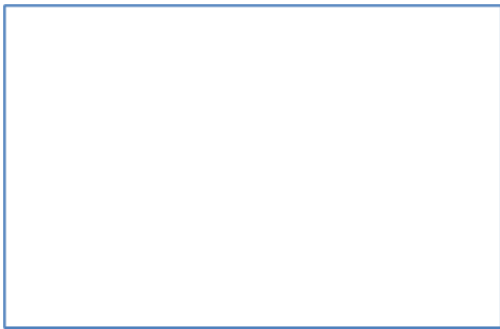
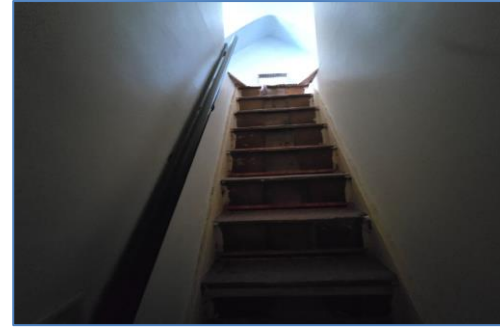
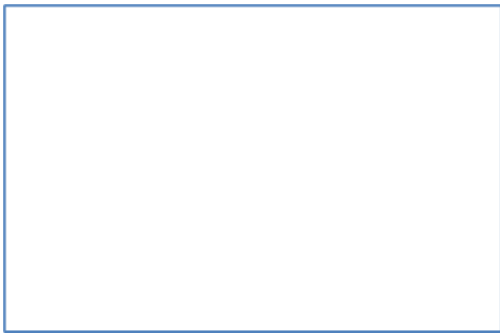
High rental demand



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DISCLAIMER

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property, please ask for further information. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any contents/furnishings/furniture etc., photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and NOT precise. Purchasers must rely on their own enquiries. It should not be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith. The information in these particulars is given without responsibility on the part of the Agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

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